WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 864546 FWDAIR-73 Nicole Stolhanske	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 16th day of June, 2022. Notary Public My commission expires: Jan 6, 2025 (Affix Seal) ALEC W. SESSING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Amir Seraj and Anna Krisinger	NAME: F&M Bank
STREET ADDRESS: 902 Jones St. Old Hickory TN 37138	STREET ADDRESS: 2081 Wilma Rudolph Blvd Clarksville TN 37040
MAP & PARCEL NO.: 044-15-0-191.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dallas Barrett, a single man and Jennifer Poyntz, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

AMIR SERAJ AND ANNA KRISINGER, HUSBAND AND WIFE

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 902 Jones Street, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 884174 DEEDWARR
07/05/2022 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20220705-0077387

WITNESS MY/OUR SIGNATURE(S) THIS 16 day of June, 2022.

X _____
Dallas Barrett

X _____
Jennifer Poyntz

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dallas Barrett, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 16th day of June, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ALEC W. SESSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires Jun 6, 2025

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jennifer Poyntz, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 16th day of June, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ALEC W. SESSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires Jun 6, 2025

FRS File No.: 864546 Customer File No.: FWDAIR-73 Dallas Barrett

EXHIBIT A

The Land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Section "A", village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Redahan and Eugene P. Redahan, wife and husband by Warranty deed from 5 Dogs Properties, LLC of record in Instrument No. 20151217-0126952 Register's Office for Davidson County, Tennessee, dated December 05, 2015 and recorded on December 17, 2015. (Value of consideration shown in aforementioned deed $239,900.00.)

Being the same property conveyed to Jennifer Poyntz, a single woman, and Dallas Barrett, a single man, as tenants in Common with the Right of Survivorship by Warranty deed from Patricia Redahan and Eugene P. Redahan, wife and husband of record in Instrument No. 20210609-0077770 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 09, 2021. (Value of consideration shown in aforementioned deed $368,700.00.)

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 16, 2022**.

Date

Tonya Loftin
Affiant Signature

July 5, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 5th day of July, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)